

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-8-2015 – West Valley Truck Center Subdivision – Lots 16, 17 and 31 Amended

SYNOPSIS:

Applicant: West Valley City Public Works
Proposal: Final Plat Approval
Location: 2400 South 5600 West
Zoning: M

BACKGROUND:

The West Valley City Public Works Department is requesting a plat amendment for lots 16, 17 and 31 of the West Valley Truck Center Subdivision. The proposed subdivision will also extend and dedicate a portion of 2400 South and vacate portions of 2400 South. The amended subdivision will also modify the location of existing public utility easements within these lots.

The West Valley Truck Center Subdivision was recorded in 1998. The location of the subdivision has been a great asset to the City and to businesses in this area. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes within the subdivision.

The proposed changes to lots 16, 17 and 31 are a direct result of the extension of 2400 South to 5600 West. The extension of this road will eliminate the existing cul-de-sac which will modify the original property lines of said lots. Portions of the cul-de-sac where frontage exists along these lots will be vacated. The cul-de-sac affecting the Thermo King property to the south, will be dealt with at a later date.

As mentioned earlier, 2400 South will be extended to the west. Due to this location becoming a major intersection, the traffic signal from 2455 South will be relocated to this site. The intersection at 2400 South will provide a west connection for a future road system that will serve properties to the west of 5600 West.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager